

**ECONOMIC ASSESSMENT
FOR
HUNAHA PARK**

**PREPARED FOR
THE CITY OF ELGIN, OREGON**

September 13, 1994

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EXECUTIVE SUMMARY

KJC CONSULTING RECOMMENDS THE CITY OF ELGIN PURSUE THE DEVELOPMENT OF THE HUNAHA PARK PROJECT. THIS RECOMMENDATION IS BASED ON THE FINANCIAL FEASIBILITY OF THE PROJECT AS WHICH IS OUTLINED IN THIS REPORT.

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A. INTRODUCTION

The Hunaha Park Project has two components: 1) A day use and RV camping park on the Grande Ronde River in Elgin; and 2) Walking trails along the Grande Ronde River and Phillips Creek with interpretive and information signs. The site was a day use park from about 1910 until about 1962. Since that time, the site has been abandoned. The project was initially a community development concept but is now recognized as having economic development characteristics as well.

The project concept was first promoted by the Elgin Chamber of Commerce. In 1992, the Elgin 2010 Committee decided to include the project into their community strategic plan. At that time the City of Elgin was identified as the developer of the project. The project has received a high level of support from the Elgin Community as evidenced by the Elgin 2010 Committee rating and ranking of projects in February, 1993. 2010 ranked six projects out of a list of twenty-seven long term projects as having the highest potential impact on the community. Hunaha Park was ranked third in this list. Since that time, the first project have been completed and the second is currently in construction.

In May of 1994, the City of Elgin decided to fund two technical studies on the project. The first is a preliminary design and cost estimate for the project. The second is an economic assessment of the project to determine its long term financial and economic impacts on the city and community. The primary barrier identified by the city was concern over the long term cost of operating and maintaining the project. This report assesses the operational parameters, demonstrates the self sustaining characteristics over an extended period of time, and evaluates its overall impact on the community.

This report analyses the project using a wide variety of costs and impacts using a cost/benefit analysis. The intent is to assess the project's net impact on all components of the economy and limited social impacts to the city and community. This report is designed to be a policy tool for arriving at a decision on the project's implementation.

The findings and recommendations of the report is based on predictions and other information contained in the report. Technical data and documentation supporting these can be found in the appendix.

Because predictions are used in developing the analyses, it would be highly unlikely that the performance of the project will be as shown. The reason is that prediction models, by definition, are not true unless all the assumptions result in the future. Another related problem is the length of time being predicted. In light of these monumental uncertainties, one might question

the value of such a report. The answer is that prudent people leaping into a long term commitment should look at all information available and make the best decision based on that information. This report is an honest and conservative analysis of the information available at this time.

This cost/benefit analysis uses a large number of assumptions which are the basis for the conclusions and recommendations. The reader is cautioned that a valid interpretation of the report requires an understanding of the assumptions.

A valid use of this report which is not specifically addressed in the text is its use in finalizing the design and making related management decisions in implementing the project. The report sets forth a framework of how the project will impact the city and community. As the project is being designed and implemented, this report can be used to assess how specific components will affect the project's impact. It may also be a potential sounding board for assessing changes in the design, implementing design components which might impact future costs, or adding additional revenue sources to further improve self sufficiency.

As this introduction suggests, this report is written to be a reference tool for the Hunaha Park Project. The report will be used indirectly by Planwest Associates in developing cost estimates and design features for the project. Publication of this companion report is expected in November, 1994.

B. ASSUMPTIONS OF REPORT

Before a prediction of costs and benefits can be arrived at, certain assumptions must be made. To arrive at a reasonably good outcome, the assumptions must be reasonable and based on the best information available. The assumptions in this report were the best available at the time this report was compiled. As the project progresses toward final planning and implementation, many decisions will be made that may or may not validate these assumptions.

The assumptions were used in constructing a prediction model to estimate the economic impact of the project. The primary assumption in the model is that the city will implement the project. The following assumptions are used as the basis for creating the models used to evaluate the project and define the prediction:

1. Design and Construction Features

- a. The park facility will have eleven (11) RV camp sites, one of which will be reserved for an on-site manager. It will also have a day use area with raft launching site, picnic area, river walking trails with interpretive signs, and information signs. All occupancy rates will be based on ten (10) RV camp sites.
- b. Native grasses, shrubs, trees, and other flora are low maintenance and will require a minimum of maintenance. The only significant costs will be replacing plants, shrubs, etc. because of vandalism, stealing, and vehicle damage. Labor for this maintenance item is assumed to be donated by the local community service groups.
- c. Paved improvements will receive only light use but will be located in a flood zone. Two assumptions have been made as to the maintenance of these improvements. A chip seal overlay will be done in the tenth and twentieth years and replacement will take place in the thirtieth year.
- d. Sign maintenance will be required over the duration of the project. Vandalism and accidental damage variables are based on overnight and day use. The assumption includes a higher rate of vandalism by day only users because overnight users as a generalized group are more conservative in their behaviors.
- e. Water and RV holding tank dumping use at the site is assumed to be at no financial cost to the city. However, lines will need maintenance over their useful life. These lines are assumed to have a useful life of 50 years.

- f. The raft launching site is designed with a minimum amount of construction. As a result, it will require only minimal maintenance. This maintenance will be done by city staff.
- g. Walking trail maintenance will need to be performed as flooding and other natural conditions damage the trail. Since most of the trail will be very near the river, the assumption is that a flood will occur on portions of the trail about every ten years. Use of the trails may be a factor in maintenance, however use has not been estimated nor included in these assumption.
- h. Replacement Costs - As the facility ages, maintenance and repair costs will increase. These costs will be low in the beginning and will increase with the age of the facility.

2. Administrative Assumptions:

- a. RV camping fees are assumed to be charged and will change based on the need for additional revenues over the life of the project. There will be no tent camping fees. A collection rate of 80% is included in the assumption.
- b. A park manager will be hired by the city on a contractual basis. This manager will be responsible for collecting fees, reporting on needed maintenance and turning over all fees to the City of Elgin.
- c. All revenues will be accounted for in an enterprise fund. All expenses of the park will be paid out of the fund.
- d. The City of Elgin will not charge any fees against the enterprise fund except for direct operation and maintenance costs of the facility.
- e. The City of Elgin will have sufficient information to anticipate costs and to raise fees as needed to meet those costs when they are scheduled.
- f. When the city decides to raise RV camping rates they will be increased in increments of \$1.
- g. End of year cash balances are carried forward from one year to the next in the enterprise fund.

3. Economic Assumptions

- a. No interest will be paid on account balances.
- b. No adjustments for inflation are included.
- c. Relative prices for goods and services will remain constant.

4. Operational and Cost Assumptions

- a. Revenues - RV Camping fees will initially be set at \$8 per night with no discounts for long term camping.
- b. Landscaping - Greenhouse stock is assumed to need replacing on a regular basis. Costs are based on users per day. This cost is assumed to be \$.006 per user day.
- c. Roads, RV Parking Pads, & Parking Areas - These improvements will be overlaid with chip seal once every ten years and replaced every thirty years. Cost of chip seal overlays are assumed at \$1,800. Cost of rebuilding and resurfacing is assumed at \$9,000.
- d. Sign Maintenance - Improvements and maintenance is assumed to be made annually based on user days. Costs are \$.0079 per RV user day and \$.012 for day only user day. Costs are assumed to increase by 10% in the eleventh and following years due to physical deterioration caused by aging.
- e. Water service lines to RV spaces and the RV dump lines are assumed to have a useful life of fifty years at a cost of \$9,000. Repairs will also be needed for damage by RV accidents. i.e. running over exposed service outlets. This cost is assumed to be \$200 every three years.
- f. Raft Launch Maintenance - Raft launch costs are estimated at \$.02 per user day. This work will be conducted every six years.
- g. Walking Trail Repairs - The cost for this item is estimated at \$2,000 every five years.
- h. Park Manager - A manager will be hired on contract. This person will be paid an annual contract amount averaging \$300 per month to start. This amount will increase depending on total day use of the park.
- i. Miscellaneous Costs - A contingency cost has been added to the model to account for increasing costs of maintaining the facility. This figure is a percentage of all maintenance costs. It is 10% for the first ten years and increases an additional 10% every ten years.

5. Use Assumptions

- a. RV use of the facility is assumed to be year round with limited use from January to May. Use of the facility is assumed to be limited by snow and flood conditions in the winter and early spring months. Because of seasonal use demands, occupancy rates for portions of the year have been

developed. Standard seasonal occupancy rates will range as follows:

- i. Jan. - March 2%
- ii. April - May 20%
- iii. June - Sept. 30% to 50%
- iv. Oct. - Dec. 40% to 50%

- b. RV camping units are assumed to have 2.2 persons per RV unit.
- c. Use of the facility will be lower for RV use in the first few years. Occupancy rates will be 70% of standard rates in the first year, 90% in the second year, and 100% in the third and subsequent years.
- d. Day use of the facility is based on a range of 4% to 12% of the population of Union County using the facility once each year plus 15% to 25% of the Elgin area population using the facility three times per year.
- e. The Union County population is assumed to be 23,300 and the Elgin population is assumed to be 2,100. For purposes of calculating use of the facility, the Elgin area population is subtracted from the county population leaving 21,200 for the balance of the county.

These use assumptions yield the following number of RV units and user days:

Number of RV Units:

January to March	18 RV Units
April to May	120 RV Units
June to September	360 to 600 RV Units
October to December	360 to 450 RV Units

Total RV Units	858 to 1,188 RV Units
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RV user days	1,887.6 to 2,613.6 user days
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Union County user days	848 to 2,533 user days
Elgin area user days	945 to 1,575 user days

Total day only use	1,793 to 4,108 user days
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Total user days	3,680.6 to 6,721.6 user days
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C. FINANCIAL OPERATION PREDICTIONS

This section looks at the impact of the project on the City of Elgin in administrating the facility and maintaining it as a financially self sustaining operation. The intent of this section is to determine if the project is financially feasible and to determine the management decisions required to maintain a net positive financial position over a long period of time.

Five prediction models have been developed. These five models are titled: Probable Scenario, Best Case Scenario, High Day Use Scenario, High RV Use Scenario, and Worst Case Scenario. These predictions estimate day use and RV use. The best case scenario has the highest number of total user days and the worst case scenario has the least number of total user days.

These prediction models allow for a sensitivity analysis of the project using differing levels of day use and RV use. Essentially, these models ask the question: Is the project able to achieve a break-even cash flow under different levels of use?

Each scenario allows only two management decisions to be manipulated in each model. These decisions are limited to compensation paid to the park manager and RV camping rates. Each scenario is presented in a revenue/cost presentation (See section H. for spreadsheets) showing a fifty (50) year period. The following summarizes the decisions made to maintain self sufficiency of the project.

1. Case 1 - Probable Scenario

- a. RV only User Days per year = 2,350
- b. Day Use only Days per year = 2,956
- c. Total day use per year = 5,306
- d. Policy Decisions
 - i. RV camping rates increased to \$9/day in the 19th year.
 - ii. RV camping rates increased to \$10/day in the 45th year.
 - iii. Park Manager Salary raised to \$400/month in 2nd year.
 - iv. Park Manager Salary raised to \$450/month in 3rd year.
 - v. Park Manager Salary raised to \$500/month in 6th year.

2. Case 2 - Best Case Scenario

- a. RV only User Days per year = 2,614
- b. Day Use only Days per year = 4,119
- c. Total day use per year = 6,733
- d. Policy Decisions
 - i. RV camping rates increased to \$9/day in the 28th year.
 - ii. Park Manager Salary raised to \$400/month in 2nd year.
 - iii. Park Manager Salary raised to \$450/month in 3rd year.
 - iv. Park Manager Salary raised to \$500/month in 6th year.
 - v. Park Manager Salary raised to \$550/month in 8th year.

3. Case 3 - High Day Use Scenario

- a. RV only User Days per year = 1,888
- b. Day Use only Days per year = 4,119
- c. Total day use per year = 6,007
- d. Policy Decisions
 - i. RV camping rates increased to \$9/day in the 12th year.
 - ii. RV camping rates increased to \$10/day in the 27th year.
 - iii. Park Manager Salary raised to \$400/month in 2nd year.
 - iv. Park Manager Salary raised to \$450/month in 3rd year.
 - v. Park Manager Salary raised to \$500/month in 6th year.
 - vi. Park Manager Salary raised to \$530/month in 8th year.

4. Case 4 - High RV Use Scenario

- a. RV only User Days per year = 2,614
- b. Day Use only Days per year = 1,790
- c. Total day use per year = 4,404

d. Policy Decisions

- i. RV camping rates increased to \$9/day in the 29th year.
- ii. Park Manager Salary raised to \$400/month in 2nd year.
- iii. Park Manager Salary raised to \$450/month in 3rd year.
- iv. Park Manager Salary raised to \$500/month in 6th year.
- v. Park Manager Salary raised to \$550/month in 8th year.

5. Case 5 - Worst Case Scenario

- a. RV only User Days per year = 1,888
- b. Day Use only Days per year = 1,790
- c. Total day use per year = 3,678

d. Policy Decisions

- i. RV camping rates increased to \$9/day in the 5th year.
- ii. RV camping rates increased to \$10/day in the 35th year.
- iii. Park Manager Salary raised to \$400/month in 2nd year.

In each of the scenarios, the financial sustainability of the project is demonstrated. As a result, the project appears to be able to achieve a financial "break even" position for the city.

A detailed year to year financial presentation of each scenario is presented in the appendix showing the actual calculations and resulting policy decisions in dollar amounts. Each scenario shows that the project is capable of maintaining a positive cash flow over the period and in all cases, has an excess cash balance at the end of each year.

D. MANAGEMENT IMPLICATIONS OF PROJECT

Operating a park facility can have many implications for a small city government. These costs are primarily intangible and difficult to assign values for this type of analysis.

The costs to the city are primarily additional responsibilities of existing departments. There may be other costs such as increases in insurance rates. For this section of the report, financial costs are not included. In contemplating the impact of the project, these non-financial costs may result in long term changes for one or more departments of the city. As a result, these costs are defined as "implications".

The implications are presented in several categories for analysis by the City of Elgin. The decision to implement the project will impact the City of Elgin and that decision should be made with the input of city staff. The following is a list of potential implications for departments operated by the city.

1. Administration

- a. Record keeping for receiving camping revenues.
- b. Coordinating maintenance with other city staff.
- c. Expense and maintenance record keeping.
- d. Managing park manager contract.

2. Police, fire, & ambulance

- a. Increased response areas in park and on hiking trails.

3. Public Works

- a. Increased long term maintenance.
- b. Additional labor intensive paving.

4. Municipal Court

- a. Increased number of cases due to increase in visitors.

5. City Council & Mayor

- a. Additional committee responsibility.
- b. Additional city staff person and budget to manage.

The consultant recommends each department or manager be given an opportunity to assess the potential impact on their department. These lists are not exhaustive but rather a preliminary list of potential impacts. The responses to these potential impacts will be an integral part of the final decision to be made on implementing the project.

E. ECONOMIC AND SOCIAL IMPACTS

The project will have two types of impacts on the community at large. The first impact will be social costs borne by residents of the community caused by increased use of the facility. The second impact will be the economic benefits to the community of having the project implemented.

1. Costs of Project

A moderate social cost to the community will be traffic, facility use, and public intrusion into a traditionally private market. Each of these three are reviewed and analyzed. Recommendations for mitigating these impacts are offered. Then each is assigned values based on both short term and long term impacts. All values assume the recommendations are followed. These costs will vary depending on use of the facility.

a. Traffic Costs

Traffic along Cedar Street will increase as a result of this project. The cost will be a result of increased noise of traffic, increased trash and wastes thrown from passing vehicles, increased risk of accidents damaging parked vehicles and fixed improvements, increased risks to bicyclers and pedestrians who use Cedar Street, and exhaust pollution.

Traffic impacts will have an impact on those people living on Cedar Street between Oregon Highway 82 and the project site. They include the potential for increased residence insurance rates, reducing the "value" of using their yards for recreation or relaxation, increasing the amount of refuse in their yards and parking strips thrown from cars, and changing the perception of the neighborhood from a residential area to a recreational access route.

These impacts have a potential to be highly variable depending on several items. The constant presence of police patrols would serve as a strong deterrent to these impacts but would be impractical given the size and scope of the project. Changes in intersection controls and speed bumps could also serve to mitigate these impacts as well.

i. Recommendations for Mitigation

- Put one or more stop signs on Cedar Street to reduce traffic speed and noise.
- Reduce the speed limit on Cedar Street to 25 MPH all the way to the park site.

- Place speed bumps in the park parking areas and post a very low speed limit. i.e. 5 mph.
- Inform the residents of the area of procedures for filing complaints against travelers who throw things out of their vehicles.
- Have the police department review traffic problems and make patrolling the route a priority during times of high use of the facility.

ii. Costs Assigned for Traffic Impacts

- The costs of these impacts will be short term (five to ten years). After a period of time, these impacts will put a downward pressure on property values to reflect the additional cost resulting from the increase in traffic. This difference between their value of the property (what they perceive its value to be) verses the actual market value will be borne by home owners. These home owners will have an investment in property that will drop as the market takes this new cost into account. The cost assigned to this item is \$4,354 per year for each of the first five years of the project. This cost represents 4% of the current county assessed property value of real property on Cedar street between Oregon Highway 82 and the park site.

b. Facility Use Costs

Use costs are associated with actual use of the park and walking trails. They include noise and other potential intrusions on residents including garbage left on private property, fire, vandalism, theft, and unauthorized use of property.

These costs will be borne primarily by residents who live in the area of the park and walking trails. Because of the location of the park and proposed locations of walking trails, these costs will impact about half the number of residents as traffic impacts. These costs are also limited in their scope as the park will experience the vast majority of use and adjoins only unimproved property. However, walking trails will come close to several residences and will affect some residences more than others.

Mitigating these costs will be difficult because of the remoteness of several sections of the trail. The best deterrents will be those included in the design of the project. This might include fencing and signs.

i. Recommendations for Mitigation

- Fencing should be installed between all walking trails and private property with design features to limit access to private property along the trails.
- The city should seek legal council on the liability exposure based on public use of the walking trails and damage to private property.
- Private property owners owning property on the walking paths should be paid for a right-of-way to compensate them for the use of property and acknowledging the right being purchased includes compensation for any potential losses due to the public use of the property.
- Berms, trees, and other physical sight and noise barriers should be included in the design of the park and walking trails to reduce noise reaching residences from the park.

ii. Costs Assigned for Use Impacts

- The costs of these impacts will be short term (three to five years) in duration. The difference between their value of the property (what they perceive its value to be) verses the actual market value will be borne by home owners. The cost assigned to this item is \$7,000 to be borne in the first year. This cost is a "best guess estimate" of the cost to acquire right-of-way agreements from property owners.

c. Public Intrusion into the Private Sector

The primary economic cost to the community will be the potential for lost property taxes and local expenditures resulting from the City's entry into the RV camping market. Because the city will be operating an RV park, the economic feasibility of another park being opened in the city limits would be reduced or delayed.

This cost is fairly easy to quantify within a narrow range but the timing and probability is all but impossible to predict. This prediction assumes several variables in calculating the potential loss.

Most private RV parks in rural areas range in size from 40 to 100 spaces. Because there are currently no high volume destinations in the immediate area, the size used for this analysis is limited to 40 to 75 spaces. Feasibility for these size of parks is dependent upon a fairly high occupancy rate. These occupancy rates range from 50% to 65% for smaller RV parks. Because of the

short RV season in the Elgin area (eight months), the actual occupancy rates during those months would need to be from 75% to 98% to make the business economically viable. As a result, a small RV park with 10 spaces offering a competitive overnight camping rate could significantly impact the potential feasibility of an RV park in Elgin.

i. Range of Loss

The size and improvements in smaller RV parks range quite dramatically. The cost of parks reviewed range from \$78,000 to \$170,000. The property tax accruing to the city for this size of facility would range from \$514 to \$1,120. In addition, proprietor and business purchases would also be added to the economy from such a business. These are estimated at 6% annually of the value of such an investment. This amount would range from \$4,680 to \$10,200. The total annual community impact would range from \$5,194 to \$11,320.

Because this cost is only a probability and would certainly not occur immediately, the loss has to be assumed to take place at some time after the project's completion. Since there is no way to accurately predict the probability or timing of such a loss, a conservative best guess is used. This estimate is a probability of 40% which is cumulative starting in the fourth year of the project. The estimate uses the ranges as the basis for the calculations.

Calculating the probability of the loss is done using a standard probability schedule. This schedule would yield an endless string of probabilities into the future approaching but never reaching 100%. To simplify this schedule, the probability is assumed to increase by 3% every year once the probability reached 90% (in the eleventh year) until it reaches 100% (in the fourteenth year). The calculations are as follows:

<u>Year</u>	<u>Probability of Loss</u>	<u>Range of Loss Amounts</u>
1	0.00%	-
2	0.00%	-
3	0.00%	-
4	30.00%	\$1,558.20 to \$ 3,396.00
5	51.00%	\$2,648.94 to \$ 5,773.20
6	65.70%	\$3,412.45 to \$ 7,437.24
7	75.99%	\$3,946.92 to \$ 8,602.07
8	83.19%	\$4,320.89 to \$ 9,417.11
9	88.23%	\$4,582.67 to \$ 9,987.64
10	91.76%	\$4,766.01 to \$10,387.23
11	94.76%	\$4,921.83 to \$10,726.83
12	97.76%	\$5,077.65 to \$11,066.43
13+	100.00%	\$5,194.00 to \$11,320.00

ii. Recommendations for Mitigation

These recommendations would only be valid if another RV park proposal were being considered in the Elgin area.

- Consider offering a long term lease of the park to a private developer to include maintenance of the park and trails.
- Offer developer an agreement to keep city RV rates on a par with other rates to limit competition based on price.
- Offer these and other incentives to an RV developer considering an RV park adjacent to the Elgin City limits as an incentive for locating in the city.

While some of these recommendations may seem unusual, they assume that a very high level of occupancy at the city's RV park has persisted for several years. If this were not the case, it would not be feasible for a competing park to be opened in the area.

iii. Costs Assigned for Intrusion into the Private Sector

- The costs of these impacts may never be a factor. Again, the variability and unpredictable nature of the cost make it almost impossible to predict. As a result, the costs shown in section E.1.c.i. will be used as the assigned costs.

2. Benefits of Project

The project has components of both economic and community development. This section of the report attempts to define and assign values to these benefits. Economic benefits are an estimate of the amount of money, on average, each person will spend in the community because of the project. These expenditures vary as local residents may not spend any money but visitors may pay for meals in restaurants, groceries, camping supplies, and entertainment. Social benefits are an intangible benefit. It measures the value to people in having the facility and using it. This value is often based on the average price a person would be willing to pay to use the facility or the cost an average person would pay to get to the facility. A good example would be the cost to travel from Elgin to Baker City to visit the Oregon Trail Interpretive Center on Flagstaff Hill.

To evaluate these benefits, a multiplier must be used. Several standard multipliers have been developed for public use facilities. These models assign a value per user day which measures the social benefit of public use facilities. A second model is needed to assess the economic benefits of the project.

An economic impact model is very similar to a social benefit model except that it measures actual dollars spent in a community as a result of the project and the net benefit to the community of that expenditure. Both of these use "user days" as a basis of measurement.

a. Social Benefits

This model is based on the scenarios of use presented earlier in the report. These scenarios resulted in a range from 3,678 to 6,733 user days per year. All users of the facility will experience the social benefits of the facility. However, only local residents using the facility will bring a benefit to the community. Based on the model, the social benefits will be based on the number of local users which ranges from 945 to 1,575. It should be noted that most but not all of these local users are residents of the City of Elgin.

The social benefit is an intangible benefit and is difficult to quantify. This value is psychological and represents "what the park is worth" in terms of other recreational opportunities. One way to measure this would be to find out the average annual expenditures for recreation in the community and divide that value by the number of residents to calculate the annual recreation expenditures in the community.

Since gathering that information is outside the financial boundaries of this report, the amount assigned as social value assumes a value of \$2 per hour at an average user day of 4 hours which is \$8.00 per user day as a social benefit.

Worst Case Scenario	\$ 7,560
Best Case Scenario	\$12,600

b. Economic Benefits

Economic benefits are the net financial impact to the community resulting from the facility's construction. However, only campers will be assumed to spend money because of the facility. This is because many of the day only users will be local residents who will not likely change their spending habits significantly because of the project. The values are taken from the Oregon Economic Development Department, Tourism Division which recorded an average expenditure of \$191.78 per in state tourist per year. Because many of these visitors will spend money in Elgin and other locations, 10% of this figure will be assumed to be spent in Elgin by RV campers (\$19.18 per user day). The range of RV day use is from 1,888 to 2,614 user days per year. These figures represent gross expenditures and must be adjusted to reflect economic impact.

Most expenditures will be retail and service in nature. The impact will benefit retail employees, local merchants, and those local businesses that support the retail and service trade. These types of impacts represent 62% of all tourism expenditures statewide. Other expenditures include motel receipts, airline expenditures, and public transportation services. To adjust the state average to reflect expenditures in the Elgin area, this percent of the gross expenditures represents the net economic impact on the community.

i. Gross Economic Impact

Worst Case Scenario	\$36,212
Best Case Scenario	\$50,137

ii. Net Economic Impact

Worst Case Scenario	\$22,451
Best Case Scenario	\$31,085

F. COSTS/BENEFIT ANALYSIS

All of the costs and impacts predicted in this report are summarized and analyzed to measure the net benefits to the community. These costs and impacts are presented year by year for the first fifteen years of the project. Each year is evaluated using the benefits based on the day use Financial Operation Predictions and costs as presented in the Economic and Social Impact sections. This allows for a conservative analysis by offering a realistic assumption of benefits and a probable overstatement of costs in the first years of the project.

The analysis presents ranges of benefits and specific amount for costs. This allows for some variability in the net values of the project to the community. One cost is not stated here is the Management Implications which are undefined in this report. These costs and how they should be incorporated into the conclusions are stated later in this section.

Year	Benefits Range	Range of Economic and Social Costs	Net Benefits Range
1	\$30,011 - 43,685	\$11,354	\$18,657 - \$32,231
2	\$30,011 - 43,685	\$ 4,354	\$25,657 - \$39,331
3	\$30,011 - 43,685	\$ 4,354	\$25,657 - \$39,331
4	\$30,011 - 43,685	\$5,912 - \$ 7,750	\$22,261 - \$37,773
5	\$30,011 - 43,685	\$7,003 - \$10,127	\$19,884 - \$36,682
6	\$30,011 - 43,685	\$3,412 - \$ 7,437	\$22,574 - \$40,273
7	\$30,011 - 43,685	\$3,947 - \$ 8,602	\$21,409 - \$39,748
8	\$30,011 - 43,685	\$4,321 - \$ 9,417	\$20,594 - \$39,364
9	\$30,011 - 43,685	\$4,583 - \$ 9,988	\$20,023 - \$39,102
10	\$30,011 - 43,685	\$4,766 - \$10,387	\$19,624 - \$38,919
11	\$30,011 - 43,685	\$4,922 - \$10,727	\$19,284 - \$38,763
12	\$30,011 - 43,685	\$5,078 - \$11,066	\$18,945 - \$38,607
13	\$30,011 - 43,685	\$5,194 - \$11,320	\$18,691 - \$38,491
14	\$30,011 - 43,685	\$5,194 - \$11,320	\$18,691 - \$38,491
15	\$30,011 - 43,685	\$5,194 - \$11,320	\$18,691 - \$38,491

The net benefits are the expected external benefits to the community as a result of implementing the project. Since the City of Elgin is a public entity created to serve its residents, the positive net benefits would seem to make the decision to implement the project "the right thing to do". However, there are two factors which are not included in this analysis. These two issues should be considered.

1. Other Issues Affecting Net Benefits

a. Actual Benefits to City of Elgin

The economic and social benefits do not necessarily benefit just the residents of the City of Elgin. The economic

multipliers used in this model for calculating benefits are based on state wide visitor expenditures. The figures shown for economic benefits, which is the largest of the two benefit components, may be open to debate. The consultant recognizes that the values used assumed that all expenditures were assumed to be spent in Elgin. The actual discount used in the analysis was rather conservative. However, using a larger discount would not be unreasonable. In spite of these concerns, the values shown as economic benefits are certainly "good values" for this type of analysis.

b. Management Implications

These were documented earlier in the report and will be an additional cost to the city that should be taken into consideration. This should be considered as a municipal management decision as it will impact the finances, staffing, and administrative capacity of the city. In addition to these costs, there may be some political implications which will affect the decision to be made as well. It would be valid to include the value to city employees in having the facility constructed along with the political implications of implementation.

* 2. Community Support for the Project

The project was in the past a high priority for the community. This reflects a psychological benefit to the community at large which must be recognized. This value is totally unspecified in this report except for being referenced here. This value includes not only the community's desire to see the project implemented but also its expected impact on property values, its intangible value as a community asset, its ability to show the power of the community to implement such an aggressive project, and its potential to change outside perceptions of the community. This benefit cannot and should not be discounted. In fact it may outweigh all other considerations before the city on this project.

G. CONCLUSIONS AND RECOMMENDATIONS

The City of Elgin will need to decide if it wants to pursue the implementation of this project. Selected pieces of information in this report could be used to argue either side of the issue. This section summarizes all the issues presented and makes recommendations for action. The recommendations are based solely on the conclusions and the supporting information drawn from the report.

1. Conclusions

- a. The report demonstrates the project can be implemented and operated as a "financially self sustaining entity" if administered by the City of Elgin.
- b. Impacts on the City of Elgin's internal operations will be a factor in determining the net impact of the project and should be further analyzed by the city council and city employees.
- c. The social and economic benefits outweigh the social costs of the project during the critical first years of the project. This demonstrates the ability to justify the project on an economic development or community development basis.
- d. Community support for the project within the city should also be considered as a major factor.
- e. The finding of this report indicates that the City of Elgin should pursue the implementation of the project.

2. Recommendations

- a. Review the Economic Benefits section of the report (E.2.b) and the discussion on actual impacts to the city in the Cost/Benefit Analysis (F.1.). If the city council and staff feel the economic benefit figures are valid, the conclusions should be accepted as presented. If not, a recalculation could be made.
- b. Provide city staff an opportunity to review the impact of the project on their work schedule and present the findings to the city council for review. The impact on individual city departments is an important consideration from a policy and budget position.
- c. Review the recommendations for mitigating costs in section E. Economic and Social Impacts. Incorporate these recommendations into the design of the project where needed.

- d. Once cost estimates are available, seek out potential grant and in-kind sources needed to implement the project, develop a funding strategy, and apply to the grant sources for funding as needed.
- e. Develop information pieces on the project such as press releases and project information sheets to sustain support for the project and update the community on progress of the project.

HUNAH PARK AND RIVER TRAIL PROJECT
SEPTEMBER, 1994
ECONOMIC ASSESSMENT

CASE 1 - PROBABLE SCENARIO

YEAR	A. REVENUES	B. LANDSCAPING	C. PAVING	D. SIGNAGE	E. WATER & SEWER LINES	F. RAFT LAUNCH	G. TRAIL REPAIR	H. PARK MANAGER	I. MISC.	J. FUND BALANCE
1	\$4,784.64	\$20.51	\$0.00	\$34.28	\$0.00	\$0.00	\$0.00	\$3,600.00	\$5.48	\$1,124.37
2	\$6,151.68	\$25.10	\$0.00	\$41.54	\$0.00	\$0.00	\$0.00	\$4,800.00	\$6.66	\$2,402.75
3	\$6,835.20	\$28.29	\$0.00	\$46.94	\$200.00	\$0.00	\$0.00	\$5,400.00	\$27.52	\$3,535.20
4	\$6,835.20	\$30.06	\$0.00	\$50.49	\$0.00	\$0.00	\$0.00	\$5,400.00	\$8.05	\$4,881.80
5	\$6,835.20	\$31.83	\$0.00	\$54.03	\$0.00	\$0.00	\$2,000.00	\$5,400.00	\$208.59	\$4,022.55
6	\$6,835.20	\$31.83	\$0.00	\$54.03	\$200.00	\$147.80	\$0.00	\$6,000.00	\$43.37	\$4,380.71
7	\$6,835.20	\$31.83	\$0.00	\$54.03	\$0.00	\$0.00	\$0.00	\$6,000.00	\$8.59	\$5,121.46
8	\$6,835.20	\$31.83	\$0.00	\$54.03	\$0.00	\$0.00	\$0.00	\$6,000.00	\$8.59	\$5,862.21
9	\$6,835.20	\$31.83	\$0.00	\$54.03	\$200.00	\$0.00	\$0.00	\$6,000.00	\$28.59	\$6,382.95
10	\$6,835.20	\$31.83	\$1,800.00	\$54.03	\$0.00	\$0.00	\$2,000.00	\$6,000.00	\$777.17	\$2,555.11
11	\$6,835.20	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$18.25	\$3,280.79
12	\$6,835.20	\$31.83	\$0.00	\$59.44	\$200.00	\$177.36	\$0.00	\$6,000.00	\$93.73	\$3,553.63
13	\$6,835.20	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$18.25	\$4,279.30
14	\$6,835.20	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$18.25	\$5,004.98
15	\$6,835.20	\$31.83	\$0.00	\$59.44	\$200.00	\$0.00	\$2,000.00	\$6,000.00	\$458.25	\$3,090.65
16	\$6,835.20	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$18.25	\$3,816.33
17	\$6,835.20	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$18.25	\$4,542.00
18	\$6,835.20	\$31.83	\$0.00	\$59.44	\$200.00	\$177.36	\$0.00	\$6,000.00	\$93.73	\$4,814.85
19	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$18.25	\$6,394.92
20	\$7,689.60	\$31.83	\$1,800.00	\$59.44	\$0.00	\$0.00	\$2,000.00	\$6,000.00	\$1,167.38	\$3,025.87
21	\$7,689.60	\$31.83	\$0.00	\$59.44	\$200.00	\$0.00	\$0.00	\$6,000.00	\$87.38	\$4,336.82
22	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$27.38	\$5,907.77
23	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$27.38	\$7,478.71
24	\$7,689.60	\$31.83	\$0.00	\$59.44	\$200.00	\$177.36	\$0.00	\$6,000.00	\$140.59	\$8,559.09
25	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$2,000.00	\$6,000.00	\$627.38	\$7,530.04
26	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$27.38	\$9,100.99
27	\$7,689.60	\$31.83	\$0.00	\$59.44	\$200.00	\$0.00	\$0.00	\$6,000.00	\$87.38	\$10,411.94
28	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$27.38	\$11,982.88
29	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$27.38	\$13,553.83
30	\$7,689.60	\$31.83	\$8,000.00	\$59.44	\$200.00	\$177.36	\$2,000.00	\$6,000.00	\$4,187.45	\$587.35
31	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$36.51	\$2,149.17
32	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$36.51	\$3,710.99
33	\$7,689.60	\$31.83	\$0.00	\$59.44	\$200.00	\$0.00	\$0.00	\$6,000.00	\$116.51	\$4,992.81
34	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$36.51	\$6,554.63
35	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$2,000.00	\$6,000.00	\$836.51	\$5,316.45
36	\$7,689.60	\$31.83	\$0.00	\$59.44	\$200.00	\$177.36	\$0.00	\$6,000.00	\$187.45	\$6,349.97
37	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$36.51	\$7,911.79
38	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$36.51	\$9,473.61
39	\$7,689.60	\$31.83	\$0.00	\$59.44	\$200.00	\$0.00	\$0.00	\$6,000.00	\$116.51	\$10,755.43
40	\$7,689.60	\$31.83	\$1,800.00	\$59.44	\$0.00	\$0.00	\$2,000.00	\$6,000.00	\$1,945.64	\$6,608.13
41	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$45.64	\$8,160.82
42	\$7,689.60	\$31.83	\$0.00	\$59.44	\$200.00	\$177.36	\$0.00	\$6,000.00	\$234.32	\$9,147.47
43	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$45.64	\$10,700.17
44	\$7,689.60	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$45.64	\$12,252.86
45	\$8,544.00	\$31.83	\$0.00	\$59.44	\$200.00	\$0.00	\$2,000.00	\$6,000.00	\$1,145.64	\$11,359.96
46	\$8,544.00	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$45.64	\$13,767.05
47	\$8,544.00	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$45.64	\$16,174.14
48	\$8,544.00	\$31.83	\$0.00	\$59.44	\$200.00	\$177.36	\$0.00	\$6,000.00	\$234.32	\$18,015.20
49	\$8,544.00	\$31.83	\$0.00	\$59.44	\$0.00	\$0.00	\$0.00	\$6,000.00	\$45.64	\$20,422.29
50	\$8,544.00	\$31.83	\$1,800.00	\$59.44	\$9,000.00	\$0.00	\$2,000.00	\$6,000.00	\$7,734.76	\$2,340.26
TOTALS	\$371,493.12	\$1,568.30	\$15,200.00	\$2,874.93	\$12,200.00	\$1,389.32	\$20,000.00	\$294,600.00	\$21,320.31	

HUNAH PARK AND RIVER TRAIL PROJECT
SEPTEMBER, 1994
ECONOMIC ASSESSMENT

CASE 2 - BEST CASE SCENARIO

YEAR	A. REVENUES	B. LANDSCAPING	C. PAVING	D. SIGNAGE	E. WATER & SEWER LINES	F. RAFT LAUNCH	G. TRAIL REPAIR	H. PARK MANAGER	I. MISC.	J. FUND BALANCE
1	\$5,322.24	\$25.81	\$0.00	\$44.11	\$0.00	\$0.00	\$0.00	\$3,600.00	\$6.99	\$1,645.33
2	\$6,842.88	\$31.41	\$0.00	\$53.18	\$0.00	\$0.00	\$0.00	\$4,800.00	\$8.46	\$3,595.16
3	\$7,603.20	\$35.45	\$0.00	\$60.19	\$200.00	\$0.00	\$0.00	\$5,400.00	\$29.56	\$5,473.15
4	\$7,603.20	\$37.92	\$0.00	\$65.13	\$0.00	\$0.00	\$0.00	\$5,400.00	\$10.31	\$7,562.99
5	\$7,603.20	\$40.40	\$0.00	\$70.08	\$0.00	\$0.00	\$2,000.00	\$5,400.00	\$211.05	\$7,444.67
6	\$7,603.20	\$40.40	\$0.00	\$70.08	\$200.00	\$205.95	\$0.00	\$6,000.00	\$51.64	\$8,479.81
7	\$7,603.20	\$40.40	\$0.00	\$70.08	\$0.00	\$0.00	\$0.00	\$6,000.00	\$11.05	\$9,961.49
8	\$7,603.20	\$40.40	\$0.00	\$70.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$11.05	\$10,843.17
9	\$7,603.20	\$40.40	\$0.00	\$70.08	\$200.00	\$0.00	\$0.00	\$6,600.00	\$31.05	\$11,504.85
10	\$7,603.20	\$40.40	\$1,800.00	\$70.08	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$782.09	\$7,815.49
11	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$23.50	\$8,677.71
12	\$7,603.20	\$40.40	\$0.00	\$77.08	\$200.00	\$247.14	\$0.00	\$6,600.00	\$112.92	\$9,003.37
13	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$23.50	\$9,865.60
14	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$23.50	\$10,727.82
15	\$7,603.20	\$40.40	\$0.00	\$77.08	\$200.00	\$0.00	\$2,000.00	\$6,600.00	\$463.50	\$8,950.05
16	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$23.50	\$9,812.27
17	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$23.50	\$10,674.50
18	\$7,603.20	\$40.40	\$0.00	\$77.08	\$200.00	\$247.14	\$0.00	\$6,600.00	\$112.92	\$11,000.16
19	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$23.50	\$11,862.38
20	\$7,603.20	\$40.40	\$1,800.00	\$77.08	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$1,175.24	\$7,772.86
21	\$7,603.20	\$40.40	\$0.00	\$77.08	\$200.00	\$0.00	\$0.00	\$6,600.00	\$95.24	\$8,363.34
22	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$35.24	\$9,213.82
23	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$35.24	\$10,064.29
24	\$7,603.20	\$40.40	\$0.00	\$77.08	\$200.00	\$247.14	\$0.00	\$6,600.00	\$169.39	\$10,333.49
25	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$635.24	\$8,583.97
26	\$7,603.20	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$35.24	\$9,434.45
27	\$7,603.20	\$40.40	\$0.00	\$77.08	\$200.00	\$0.00	\$0.00	\$6,600.00	\$95.24	\$10,024.92
28	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$35.24	\$11,825.80
29	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$35.24	\$13,626.68
30	\$8,553.60	\$40.40	\$8,000.00	\$77.08	\$200.00	\$247.14	\$2,000.00	\$6,600.00	\$4,225.85	\$789.81
31	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$46.99	\$2,578.94
32	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$46.99	\$4,368.07
33	\$8,553.60	\$40.40	\$0.00	\$77.08	\$200.00	\$0.00	\$0.00	\$6,600.00	\$126.99	\$5,877.20
34	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$46.99	\$7,666.33
35	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$846.99	\$6,655.46
36	\$8,553.60	\$40.40	\$0.00	\$77.08	\$200.00	\$247.14	\$0.00	\$6,600.00	\$225.85	\$7,818.60
37	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$46.99	\$9,607.73
38	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$46.99	\$11,396.86
39	\$8,553.60	\$40.40	\$0.00	\$77.08	\$200.00	\$0.00	\$0.00	\$6,600.00	\$126.99	\$12,905.99
40	\$8,553.60	\$40.40	\$1,800.00	\$77.08	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$1,958.74	\$8,983.37
41	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$58.74	\$10,760.75
42	\$8,553.60	\$40.40	\$0.00	\$77.08	\$200.00	\$247.14	\$0.00	\$6,600.00	\$282.31	\$11,867.42
43	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$58.74	\$13,644.81
44	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$58.74	\$15,422.19
45	\$8,553.60	\$40.40	\$0.00	\$77.08	\$200.00	\$0.00	\$2,000.00	\$6,600.00	\$1,158.74	\$13,899.57
46	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$58.74	\$15,676.95
47	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$58.74	\$17,454.33
48	\$8,553.60	\$40.40	\$0.00	\$77.08	\$200.00	\$247.14	\$0.00	\$6,600.00	\$282.31	\$18,561.01
49	\$8,553.60	\$40.40	\$0.00	\$77.08	\$0.00	\$0.00	\$0.00	\$6,600.00	\$58.74	\$20,338.39
50	\$8,553.60	\$40.40	\$1,800.00	\$77.08	\$9,000.00	\$0.00	\$2,000.00	\$6,600.00	\$7,750.49	\$1,624.02
TOTALS	\$398,977.92	\$1,988.79	\$15,200.00	\$3,726.39	\$12,200.00	\$1,935.93	\$20,000.00	\$320,400.00	\$21,902.79	

HUNAH PARK AND RIVER TRAIL PROJECT
SEPTEMBER, 1994
ECONOMIC ASSESSMENT

CASE 3 - HIGH DAY USE SCENARIO

YEAR	A. REVENUES	B. LANDSCAPING	C. PAVING	D. SIGNAGE	E. WATER & SEWER LINES	F. RAFT LAUNCH	G. TRAIL REPAIR	H. PARK MANAGER	I. MISC.	J. FUND BALANCE
1	\$4,784.64	\$24.70	\$0.00	\$42.65	\$0.00	\$0.00	\$0.00	\$3,600.00	\$6.73	\$1,110.56
2	\$6,151.68	\$29.99	\$0.00	\$51.31	\$0.00	\$0.00	\$0.00	\$4,800.00	\$8.13	\$2,372.82
3	\$6,835.20	\$33.87	\$0.00	\$58.10	\$200.00	\$0.00	\$0.00	\$5,400.00	\$29.20	\$3,486.85
4	\$6,835.20	\$36.34	\$0.00	\$63.05	\$0.00	\$0.00	\$0.00	\$5,400.00	\$9.94	\$4,812.72
5	\$6,835.20	\$38.81	\$0.00	\$67.99	\$0.00	\$0.00	\$2,000.00	\$5,400.00	\$210.68	\$3,930.44
6	\$6,835.20	\$38.81	\$0.00	\$67.99	\$200.00	\$205.95	\$0.00	\$6,000.00	\$51.28	\$4,201.61
7	\$6,835.20	\$38.81	\$0.00	\$67.99	\$0.00	\$0.00	\$0.00	\$6,000.00	\$10.68	\$4,919.33
8	\$6,835.20	\$38.81	\$0.00	\$67.99	\$0.00	\$0.00	\$0.00	\$6,360.00	\$10.68	\$5,277.05
9	\$6,835.20	\$38.81	\$0.00	\$67.99	\$200.00	\$0.00	\$0.00	\$6,360.00	\$30.68	\$5,414.77
10	\$6,835.20	\$38.81	\$1,800.00	\$67.99	\$0.00	\$0.00	\$2,000.00	\$6,360.00	\$781.36	\$1,201.81
11	\$6,835.20	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$22.72	\$1,540.68
12	\$7,689.60	\$38.81	\$0.00	\$74.79	\$200.00	\$247.14	\$0.00	\$6,360.00	\$112.15	\$2,197.40
13	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$22.72	\$3,390.68
14	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$22.72	\$4,583.96
15	\$7,689.60	\$38.81	\$0.00	\$74.79	\$200.00	\$0.00	\$2,000.00	\$6,360.00	\$462.72	\$3,137.23
16	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$22.72	\$4,330.51
17	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$22.72	\$5,523.79
18	\$7,689.60	\$38.81	\$0.00	\$74.79	\$200.00	\$247.14	\$0.00	\$6,360.00	\$112.15	\$6,180.51
19	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$22.72	\$7,373.78
20	\$7,689.60	\$38.81	\$1,800.00	\$74.79	\$0.00	\$0.00	\$2,000.00	\$6,360.00	\$1,174.08	\$3,615.70
21	\$7,689.60	\$38.81	\$0.00	\$74.79	\$200.00	\$0.00	\$0.00	\$6,360.00	\$94.08	\$4,537.62
22	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$34.08	\$5,719.54
23	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$34.08	\$6,901.46
24	\$7,689.60	\$38.81	\$0.00	\$74.79	\$200.00	\$247.14	\$0.00	\$6,360.00	\$168.22	\$7,502.10
25	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$2,000.00	\$6,360.00	\$634.08	\$6,084.02
26	\$7,689.60	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$34.08	\$7,265.94
27	\$8,544.00	\$38.81	\$0.00	\$74.79	\$200.00	\$0.00	\$0.00	\$6,360.00	\$94.08	\$9,042.26
28	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$34.08	\$11,078.58
29	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$34.08	\$13,114.90
30	\$8,544.00	\$38.81	\$8,000.00	\$74.79	\$200.00	\$247.14	\$2,000.00	\$6,360.00	\$4,224.30	\$513.86
31	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$45.44	\$2,538.82
32	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$45.44	\$4,563.78
33	\$8,544.00	\$38.81	\$0.00	\$74.79	\$200.00	\$0.00	\$0.00	\$6,360.00	\$125.44	\$6,308.74
34	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$45.44	\$8,333.70
35	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$2,000.00	\$6,360.00	\$845.44	\$7,558.66
36	\$8,544.00	\$38.81	\$0.00	\$74.79	\$200.00	\$247.14	\$0.00	\$6,360.00	\$224.30	\$8,957.62
37	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$45.44	\$10,982.58
38	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$45.44	\$13,007.54
39	\$8,544.00	\$38.81	\$0.00	\$74.79	\$200.00	\$0.00	\$0.00	\$6,360.00	\$125.44	\$14,752.50
40	\$8,544.00	\$38.81	\$1,800.00	\$74.79	\$0.00	\$0.00	\$2,000.00	\$6,360.00	\$1,956.80	\$11,066.10
41	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$56.80	\$13,079.70
42	\$8,544.00	\$38.81	\$0.00	\$74.79	\$200.00	\$247.14	\$0.00	\$6,360.00	\$280.37	\$14,422.59
43	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$56.80	\$16,436.19
44	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$56.80	\$18,449.79
45	\$8,544.00	\$38.81	\$0.00	\$74.79	\$200.00	\$0.00	\$2,000.00	\$6,360.00	\$1,156.80	\$17,163.39
46	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$56.80	\$19,176.98
47	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$56.80	\$21,190.58
48	\$8,544.00	\$38.81	\$0.00	\$74.79	\$200.00	\$247.14	\$0.00	\$6,360.00	\$280.37	\$22,533.47
49	\$8,544.00	\$38.81	\$0.00	\$74.79	\$0.00	\$0.00	\$0.00	\$6,360.00	\$56.80	\$24,547.07
50	\$8,544.00	\$38.81	\$1,800.00	\$74.79	\$9,000.00	\$0.00	\$2,000.00	\$6,360.00	\$7,748.16	\$6,069.31
TOTALS	\$392,853.12	\$1,910.23	\$15,200.00	\$3,614.60	\$12,200.00	\$1,935.93	\$20,000.00	\$310,080.00	\$21,843.05	

HUNAHUA PARK AND RIVER TRAIL PROJECT
SEPTEMBER, 1994
ECONOMIC ASSESSMENT

CASE 4 - HIGH RV USE SCENARIO

YEAR	A. REVENUES	B. LANDSCAPING	C. PAVING	D. SIGNAGE	E. WATER & SEWER LINES	F. RAFT LAUNCH	G. TRAIL REPAIR	H. PARK MANAGER	I. MISC.	J. FUND BALANCE
1	\$5,322.24	\$17.42	\$0.00	\$27.34	\$0.00	\$0.00	\$0.00	\$3,600.00	\$4.48	\$1,673.00
2	\$6,842.88	\$21.63	\$0.00	\$33.62	\$0.00	\$0.00	\$0.00	\$4,800.00	\$5.53	\$3,655.11
3	\$7,603.20	\$24.27	\$0.00	\$37.83	\$200.00	\$0.00	\$0.00	\$5,400.00	\$26.21	\$5,569.99
4	\$7,603.20	\$25.35	\$0.00	\$39.98	\$0.00	\$0.00	\$0.00	\$5,400.00	\$6.53	\$7,701.33
5	\$7,603.20	\$26.42	\$0.00	\$42.13	\$0.00	\$0.00	\$2,000.00	\$5,400.00	\$206.85	\$7,629.13
6	\$7,603.20	\$26.42	\$0.00	\$42.13	\$200.00	\$89.50	\$0.00	\$6,000.00	\$35.80	\$8,838.47
7	\$7,603.20	\$26.42	\$0.00	\$42.13	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6.85	\$10,366.27
8	\$7,603.20	\$26.42	\$0.00	\$42.13	\$0.00	\$0.00	\$0.00	\$6,600.00	\$6.85	\$11,294.07
9	\$7,603.20	\$26.42	\$0.00	\$42.13	\$200.00	\$0.00	\$0.00	\$6,600.00	\$26.85	\$12,001.86
10	\$7,603.20	\$26.42	\$1,800.00	\$42.13	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$773.71	\$8,362.80
11	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$14.55	\$9,278.69
12	\$7,603.20	\$26.42	\$0.00	\$46.34	\$200.00	\$107.40	\$0.00	\$6,600.00	\$76.03	\$9,825.69
13	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$14.55	\$10,741.58
14	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$14.55	\$11,657.47
15	\$7,603.20	\$26.42	\$0.00	\$46.34	\$200.00	\$0.00	\$2,000.00	\$6,600.00	\$454.55	\$9,933.35
16	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$14.55	\$10,849.24
17	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$14.55	\$11,765.12
18	\$7,603.20	\$26.42	\$0.00	\$46.34	\$200.00	\$107.40	\$0.00	\$6,600.00	\$76.03	\$12,312.13
19	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$14.55	\$13,228.02
20	\$7,603.20	\$26.42	\$1,800.00	\$46.34	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$1,161.83	\$9,196.62
21	\$7,603.20	\$26.42	\$0.00	\$46.34	\$200.00	\$0.00	\$0.00	\$6,600.00	\$81.83	\$9,845.23
22	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$21.83	\$10,753.84
23	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$21.83	\$11,662.45
24	\$7,603.20	\$26.42	\$0.00	\$46.34	\$200.00	\$107.40	\$0.00	\$6,600.00	\$114.05	\$12,171.44
25	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$621.83	\$10,480.05
26	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$21.83	\$11,388.66
27	\$7,603.20	\$26.42	\$0.00	\$46.34	\$200.00	\$0.00	\$0.00	\$6,600.00	\$81.83	\$12,037.27
28	\$7,603.20	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$21.83	\$12,945.88
29	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$21.83	\$14,804.89
30	\$8,553.60	\$26.42	\$8,000.00	\$46.34	\$200.00	\$107.40	\$2,000.00	\$6,600.00	\$4,152.06	\$2,226.27
31	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$29.10	\$4,078.00
32	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$29.10	\$5,929.73
33	\$8,553.60	\$26.42	\$0.00	\$46.34	\$200.00	\$0.00	\$0.00	\$6,600.00	\$109.10	\$7,501.47
34	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$29.10	\$9,353.20
35	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$829.10	\$8,404.93
36	\$8,553.60	\$26.42	\$0.00	\$46.34	\$200.00	\$107.40	\$0.00	\$6,600.00	\$152.06	\$9,826.31
37	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$29.10	\$11,678.04
38	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$29.10	\$13,529.77
39	\$8,553.60	\$26.42	\$0.00	\$46.34	\$200.00	\$0.00	\$0.00	\$6,600.00	\$109.10	\$15,101.51
40	\$8,553.60	\$26.42	\$1,800.00	\$46.34	\$0.00	\$0.00	\$2,000.00	\$6,600.00	\$1,936.38	\$11,245.96
41	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$36.38	\$13,090.42
42	\$8,553.60	\$26.42	\$0.00	\$46.34	\$200.00	\$107.40	\$0.00	\$6,600.00	\$190.08	\$14,473.78
43	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$36.38	\$16,318.24
44	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$36.38	\$18,162.69
45	\$8,553.60	\$26.42	\$0.00	\$46.34	\$200.00	\$0.00	\$2,000.00	\$6,600.00	\$1,136.38	\$16,707.15
46	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$36.38	\$18,551.61
47	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$36.38	\$20,396.07
48	\$8,553.60	\$26.42	\$0.00	\$46.34	\$200.00	\$107.40	\$0.00	\$6,600.00	\$190.08	\$21,779.42
49	\$8,553.60	\$26.42	\$0.00	\$46.34	\$0.00	\$0.00	\$0.00	\$6,600.00	\$36.38	\$23,623.88
50	\$8,553.60	\$26.42	\$1,800.00	\$46.34	\$9,000.00	\$0.00	\$2,000.00	\$6,600.00	\$7,723.66	\$4,981.06
TOTALS	\$398,027.52	\$1,304.07	\$15,200.00	\$2,245.14	\$12,200.00	\$841.30	\$20,000.00	\$320,400.00	\$20,855.95	

HUNAHU PARK AND RIVER TRAIL PROJECT
SEPTEMBER, 1994
ECONOMIC ASSESSMENT

CASE 5 - WORST CASE SCENARIO

YEAR	A. REVENUES	B. LANDSCAPING	C. PAVING	D. SIGNAGE	E. WATER & SEWER LINES	F. RAFT LAUNCH	G. TRAIL REPAIR	H. PARK MANAGER	I. MISC.	J. FUND BALANCE
1	\$3,843.84	\$14.37	\$0.00	\$33.49	\$0.00	\$0.00	\$0.00	\$3,600.00	\$4.79	\$191.19
2	\$4,942.08	\$17.71	\$0.00	\$41.52	\$0.00	\$0.00	\$0.00	\$4,800.00	\$5.92	\$268.12
3	\$5,491.20	\$19.92	\$0.00	\$46.61	\$200.00	\$0.00	\$0.00	\$4,800.00	\$26.65	\$666.13
4	\$5,491.20	\$20.99	\$0.00	\$48.76	\$0.00	\$0.00	\$0.00	\$4,800.00	\$6.98	\$1,280.60
5	\$6,177.60	\$22.07	\$0.00	\$50.91	\$0.00	\$0.00	\$2,000.00	\$4,800.00	\$207.30	\$377.93
6	\$6,177.60	\$22.07	\$0.00	\$50.91	\$200.00	\$195.21	\$0.00	\$4,800.00	\$46.82	\$1,240.53
7	\$6,177.60	\$22.07	\$0.00	\$50.91	\$0.00	\$0.00	\$0.00	\$4,800.00	\$7.30	\$2,537.86
8	\$6,177.60	\$22.07	\$0.00	\$50.91	\$0.00	\$0.00	\$0.00	\$4,800.00	\$7.30	\$3,835.19
9	\$6,177.60	\$22.07	\$0.00	\$50.91	\$200.00	\$0.00	\$0.00	\$4,800.00	\$27.30	\$4,912.52
10	\$6,177.60	\$22.07	\$1,800.00	\$50.91	\$0.00	\$0.00	\$2,000.00	\$4,800.00	\$774.60	\$1,642.55
11	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$15.61	\$2,926.47
12	\$6,177.60	\$22.07	\$0.00	\$56.00	\$200.00	\$220.66	\$0.00	\$4,800.00	\$99.74	\$3,705.60
13	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$15.61	\$4,989.52
14	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$15.61	\$6,273.44
15	\$6,177.60	\$22.07	\$0.00	\$56.00	\$200.00	\$0.00	\$2,000.00	\$4,800.00	\$455.61	\$4,917.36
16	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$15.61	\$6,201.28
17	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$15.61	\$7,485.20
18	\$6,177.60	\$22.07	\$0.00	\$56.00	\$200.00	\$220.66	\$0.00	\$4,800.00	\$99.74	\$8,264.34
19	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$15.61	\$9,548.26
20	\$6,177.60	\$22.07	\$1,800.00	\$56.00	\$0.00	\$0.00	\$2,000.00	\$4,800.00	\$1,163.42	\$5,884.37
21	\$6,177.60	\$22.07	\$0.00	\$56.00	\$200.00	\$0.00	\$0.00	\$4,800.00	\$83.42	\$6,900.49
22	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$23.42	\$8,176.60
23	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$23.42	\$9,452.72
24	\$6,177.60	\$22.07	\$0.00	\$56.00	\$200.00	\$220.66	\$0.00	\$4,800.00	\$149.62	\$10,181.98
25	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$2,000.00	\$4,800.00	\$623.42	\$8,858.09
26	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$23.42	\$10,134.21
27	\$6,177.60	\$22.07	\$0.00	\$56.00	\$200.00	\$0.00	\$0.00	\$4,800.00	\$83.42	\$11,150.32
28	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$23.42	\$12,426.43
29	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$23.42	\$13,702.55
30	\$6,177.60	\$22.07	\$8,000.00	\$56.00	\$200.00	\$220.66	\$2,000.00	\$4,800.00	\$4,199.49	\$381.94
31	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$31.23	\$1,650.25
32	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$31.23	\$2,918.55
33	\$6,177.60	\$22.07	\$0.00	\$56.00	\$200.00	\$0.00	\$0.00	\$4,800.00	\$111.23	\$3,906.86
34	\$6,177.60	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$31.23	\$5,175.17
35	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$2,000.00	\$4,800.00	\$831.23	\$4,329.88
36	\$6,864.00	\$22.07	\$0.00	\$56.00	\$200.00	\$220.66	\$0.00	\$4,800.00	\$199.49	\$5,695.67
37	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$31.23	\$7,650.37
38	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$31.23	\$9,605.08
39	\$6,864.00	\$22.07	\$0.00	\$56.00	\$200.00	\$0.00	\$0.00	\$4,800.00	\$111.23	\$11,279.79
40	\$6,864.00	\$22.07	\$1,800.00	\$56.00	\$0.00	\$0.00	\$2,000.00	\$4,800.00	\$1,939.03	\$7,526.69
41	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$39.03	\$9,473.59
42	\$6,864.00	\$22.07	\$0.00	\$56.00	\$200.00	\$220.66	\$0.00	\$4,800.00	\$249.36	\$10,789.51
43	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$39.03	\$12,736.41
44	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$39.03	\$14,683.31
45	\$6,864.00	\$22.07	\$0.00	\$56.00	\$200.00	\$0.00	\$2,000.00	\$4,800.00	\$1,139.03	\$13,330.21
46	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$39.03	\$15,277.11
47	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$39.03	\$17,224.01
48	\$6,864.00	\$22.07	\$0.00	\$56.00	\$200.00	\$220.66	\$0.00	\$4,800.00	\$249.36	\$18,539.93
49	\$6,864.00	\$22.07	\$0.00	\$56.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$39.03	\$20,486.83
50	\$6,864.00	\$22.07	\$1,800.00	\$56.00	\$9,000.00	\$0.00	\$2,000.00	\$4,800.00	\$7,726.84	\$1,945.93
TOTALS	\$314,920.32	\$1,088.01	\$15,200.00	\$2,715.86	\$12,200.00	\$1,739.80	\$20,000.00	\$238,800.00	\$21,230.73	